

# CALIFORNIA COASTAL COMMISSION

## LCP PLANNING

### GRANT APPLICATION FORM

SEPTEMBER 5, 2013

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For Fiscal Year 2013–2014, Governor Brown and the California Legislature approved an augmentation of \$1 million to the California Coastal Commission’s budget to support local governments responsible for planning under the [California Coastal Act](http://www.coastal.ca.gov/lcp/lcpgrantprogram.html) (Coastal Act) to develop or update Local Coastal Programs (LCPs). A full description of the grant program is available <http://www.coastal.ca.gov/lcp/lcpgrantprogram.html>.

Coastal Commission staff is available to work with local governments and to assist you during the application process. Please note the entire grant application will be public record upon submittal. Click in the shaded text fields to enter text, numbers and dates. The fields will expand to accommodate the data. Press the tab key to move between fields.

#### APPLICANT INFORMATION

Applicant name (organization): City of Morro Bay

[Redacted applicant information]

#### PROJECT INFORMATION

Project title: City of Morro Bay Local Coastal Program Update

LCP/ LCP Segment: Morro Bay

Project location: City/Geographic area: City of Morro Bay County: San Luis Obispo

Project timeline: Start date: April 2014

End date: April 2016

#### MAPS AND PHOTOS

Applications must include one map showing the planning area for the project. Additional photos or maps may be included as attachments if needed to illustrate the proposed project. Please note: any photos and maps you submit are subject to the unqualified and unconditional right of the State of California to use, reproduce, publish, or display, free of charge. Please indicate if crediting is requested for the photos and/or maps.

## 1. PROJECT DESCRIPTION

### *Section 1A: Goals and Objectives*

The City of Morro Bay City Council, at its March 26, 2013, goal setting workshop, adopted the update of the Local Coastal Program/General Plan for current and future land use needs as a major City goal. The impetus for the adoption of this major goal was derived from the decades-old age of the City's plan documents, feedback from the community, and City staff's efforts to protect and regulate natural resources with outdated technical studies, changing climate science, and potentially inconsistent land uses present on the City's land use map. The City is committed to update its Local Coastal Program and General Plan within the next two to three years. The City Council's resolution in support of this application is provided as **Attachment A**.

This application presents the City's request for financial assistance to support preparation of the City's Local Coastal Program (LCP). The goal is to merge the LCP into a new, unified single LCP/General Plan document that provides the community's vision and accompanying policy and regulatory framework consistent with state regulations and guidelines. The LCP will include implementing standards that maintain coastal access, adapt to sea level rise, and protect and improve environmentally sensitive habitats and coastal resources, including the Morro Bay National Estuary. This project has four key objectives to achieve the City's goal to have an updated LCP that presents current and future coastal land use needs and prepares the city's working waterfront and coastal-dependent industry to thrive in future climate, economic, natural, and social conditions.

### Key Objectives

- Develop an accurate inventory of existing coastal land uses and environmentally sensitive resources.
- Use the City's Sea-Level Rise Vulnerability Assessment project as a framework for completing a comprehensive climate change vulnerability assessment.
- Engage the community in the planning process, and enhance working relationships with stakeholders to support adoption and certification of the LCP update.
- Collaborate with the Coastal Commission as a partner in the LCP/General Plan process.

As stated, the LCP update is part of a comprehensive LCP/General Plan update process, which would use leveraged funds that are identified in the project budget as described in Section 3 (Application Budget Information). The City is also leveraging \$393,160 from the Sea-Level Rise Vulnerability Assessment project to complete technical analysis and policy development in support of the LCP/General Plan update.

### *Section 1B: Project Details*

The City of Morro Bay is a small coastal community in San Luis Obispo County located on Highway 1, as shown in **Attachment B**. The majority of the city is in the Coastal Zone. According to the 2010 Census reports, the city has a population of 10,234. The city also serves as a primary regional coastal destination with an active harbor and commercial fishing industry.

The Work Program outlines tasks to achieve an updated LCP and General Plan and identifies the LCP-specific efforts by task. The budget in Section 3 outlines matched and leveraged funds to

cover technical studies and the non-LCP portions of the effort. For a summary of deliverables and due dates by task, refer to Section 2 (A Work Program and Schedule).

- **Task 1 – Project Management and Grant Administration:** The City will coordinate essential project management tasks, including internal team check-ins, milestone reporting, and grant administration. This will be an ongoing task throughout the project.
- **Task 2 – Intergovernmental Coordination:** The City will identify and engage key agencies and stakeholders throughout the process. Key partners include the Coastal Commission, the City's Harbor Department, and the Morro Bay National Estuary Program. The City is committed to maintaining an open and collaborative relationship with its partners. Coastal Commission staff will be an essential partner to the City throughout the planning process, and the City anticipates engaging Commission staff in all tasks to guide, innovate, and formulate solutions for the LCP/General Plan process that comply with the Coastal Act and respond to key issues identified by stakeholders and technical studies. The Coastal Commission will be engaged throughout the project and will be requested by the City to give support to key LCP components at each project milestone. This will be an ongoing task throughout the project.
- **Task 3 – Outreach and Engagement:** The City will be assisted by a Community Advisory Committee that will consist of community stakeholders, strategic partners, and/or consultants and will inform, consult, and involve the community to envision the future of Morro Bay's Coastal Zone and identify policy solutions to current and future challenges. The Community Advisory Committee will advise the project team. Staff will convene engaging and interactive events to invite community feedback at mobile workshops, using games at farmers markets, open house events, and community barbecues. Diverse sectors of the community will be involved to create a new community vision and prepare for new realities as a result of climate change. The engagement process will include interactive workshops or events, stakeholder focus groups and/or interviews, and a project website, in addition to public hearings and study sessions.
- **Task 4 – Issues, Opportunities, and Constraints Study:** The City, with assistance from strategic partners and/or consultants, will update the inventory of current uses and sensitive habitats, and analyze future conditions of sea level rise and climate change impacts. This task involves updating the City's existing land use map and preparing technical studies to update baseline information for the LCP, including archaeology and cultural resources, climate change, hazards, environmentally sensitive areas, visual resources, commercial fishing and harbor resources, coastal agricultural uses, infrastructure, visitor-serving facilities, and beach/coastal access. The resource-specific technical studies will inventory and assess current conditions, including a presentation of current and potential constraints and opportunities based on technical studies, staff input, and stakeholder engagement. Technical work will integrate the outcomes of the Sea-Level Rise Vulnerability Assessment, funded by the Ocean Protection Council. The task relies on comprehensive analysis and a solutions-based approach, accounting for the estuary and natural resources that are outside of city limits but directly affect the city's ability to adapt to climate change impacts.
- **Task 5 – Evaluation:** The City will prioritize the key issues facing Morro Bay and prepare a road map for addressing issues in the LCP/General Plan. Current and future land uses will be evaluated, including rezone potentials at current infrastructure sites. The project team will prepare future scenarios for the community based on technical studies and stakeholder

engagement. Public feedback will be obtained through hands-on activities at mobile workshops and town hall meetings.

- **Task 6 – Land Use Planning Documents:** The City, with assistance from strategic partners and/or consultants, will develop the new LCP in conjunction with the General Plan and in collaboration with the Coastal Commission. City staff will closely involve the Coastal Commission to develop and craft a new LCP that is aligned with Coastal Commission policies. A key objective of this task is to establish a work program that involves the Coastal Commission to provide early coordination of the review of the LCP before the City's adoption of the LCP as a component of the combined LCP/General Plan.
- **Task 7 – Implementing Ordinances:** The City, with assistance from strategic partners and/or consultants, will prepare the implementing ordinances to be incorporated into the Local Coastal Program. The Coastal Commission will be engaged to support and provide clear direction for the implementing ordinances. Codes and standards will reflect the results of the technical studies, identifying areas that require new performance standards to mitigate climate change impacts. Standards may also provide thresholds that trigger the additional protection of areas expected to experience increasing vulnerability to climate change impacts.
- **Task 8 – Final Documents:** The City, with assistance from strategic partners and/or consultants, will solicit public review of the draft documents and vetting through the Community Advisory Committee, Planning Commission, and City Council. The City will adopt the integrated LCP/General Plan and Zoning Ordinance as one complete package. The City's project team will prepare an implementation, monitoring, and reporting plan to track coastal indicators and the effectiveness of the plan in mitigating climate change impacts. The City will complete the California Environmental Quality Act (CEQA) process with its own resources.

#### **i. Public Benefit/Significance**

The City's land use, development, and infrastructure decisions directly affect the region via the impact on the estuary. The City's ability to maintain its coastal access and tourist-serving amenities is also critical to the regional economy. A Morro Bay that understands its vulnerability to climate change and is able to adapt in a comprehensive way through long-term policy tools is a city that can contribute to the regional economy, maintain a key regional coastal access destination, preserve and enhance biological communities in the city and affected by conditions in the city, and enhance the living conditions for its residents in a variety of future climate conditions. Morro Bay and its surrounding environs are interdependent. From the estuary to commercial fisheries, from coastal wastewater treatment plants to agriculture on the eastern hills, a successful General Plan/LCP update will need to consider a wide range of coastal issues. Due to the numerous coastal issues in Morro Bay, most coastal communities in the state will be able to use Morro Bay as an example and benefit from the outcomes of this project. Key benefits are summarized below.

***Support protection of the Morro Bay Estuary.*** Much of the city's shoreline abuts Morro Bay, which is a 2,300-acre national estuary. The current LCP was certified in 1984. New technical studies and updates to LCP maps will allow the City to better inventory sensitive resources. Existing maps are outdated and do not accurately identify coastal resources at the parcel level, while existing standards seek only to avoid sensitive resources rather than improve them. New

strategies in the LCP/General Plan will also enhance sensitive habitats and improve the health of the estuary.

***Strengthen the adaptive capacity of the Morro Bay Estuary.*** The city's sustained health is dependent on a thriving natural ecosystem that buffers land uses from sea level rise and climate change impacts. Collaborating with the Morro Bay National Estuary Program, the City will seek to create a symbiotic relationship between the LCP and estuary programs and policies to sustain coastal and estuary resources that enhance the city's adaptive capacity from the impacts of climate change, notably potential impacts from sea level rise.

***Respond to climate change.*** The results of technical studies conducted through the project will allow the City to prepare for sea level rise and climate change impacts. The project will identify land use policies that enhance the Coastal Zone's adaptive capacity to climate change. As appropriate, new policies and codes will provide a threshold-based approach to land use that provides performance criteria and mitigation for applicable development types or land use designations. The City may use tools such as overlay zoning, performance criteria, or other mitigation to anticipate future impacts from climate change. Adaptive considerations that are GHG neutral and that support resiliency will guide the City's approach to regulating land use.

***Enhance coastal access.*** Rezonings will transition existing industrial uses to recreation and visitor-serving uses and coastal activities, allowing for expansion of coastal access and recreational amenities. The planning areas in the existing LCP have changed since adoption of the LCP, including infill development and provision of new opportunities for coastal access, notably the addition of non-motorized transportation facilities. In addition, key industrial and public works uses are anticipated to transition to new uses that should be evaluated in the LCP update.

***Support local economic growth.*** The City of Morro Bay is home to one of the few remaining commercial fishing fleets in the state. The Coastal Zone also includes the Embarcadero, which is a regional tourist-serving amenity and critical component of the local economy. Drawing on the *Local Coastal Program Update Guide*, the City will conduct a market analysis to identify needs and opportunities of local Coastal Zone industries. The LCP update will seek to provide conditions that allow key industries to thrive in future conditions. Policies in the LCP will seek to attract industries that can remain competitive, support the local economy, enhance coastal access, and increase the integrity of coastal resources over the long term.

***Provide resources for other jurisdictions.*** The City seeks to create a comprehensive approach to land use planning that will be a model for other jurisdictions. The monitoring plan for the LCP/General Plan will provide a new tool for ongoing assessment of climate change vulnerability and adaptation that will provide a model to other jurisdictions. The City will also create dynamic land use models that allow for evolving responses to climate change vulnerabilities as they arise, providing a new pilot approach to land use.

## **ii. Relative Need for LCP Update/Extent of Update**

Due to the age of the documents, the City's existing General Plan and LCP miss key opportunities for consistency with coastal guidance. The LCP and General Plan currently

constrain rather than encourage long-term decisions to increase the resiliency and adaptive capacity of the city and its resources. The dated nature of the documents results in Coastal Zone land use maps with limited utility and an implementing code that is not aligned with current best practices or requirements. Sensitive resources have evolved in the last 20 years. Changes to the estuary are not documented in the LCP. Key coastal-dependent land uses have changed. The project allows the City to inventory and assess existing resources, a crucial first step to adequately protect those resources.

In 2004, the City attempted to combine the LCP with the General Plan in an update that sought to combine and streamline the two documents. The combined document was adopted by the City Council, but not certified by the Coastal Commission. The City has again started working toward a true comprehensive General Plan and LCP update and has been meeting quarterly with Coastal Commission staff during the process. Although the City is committed to the update, staffing and budget restrictions are causing the update to occur at a slow pace.

The City will function best when its planning tools work in concert with state, county, or regional plans, regional conservation plans, the state's adaptation strategy, the City's forthcoming Climate Action Plan, conservation plans, watershed management plans, and stormwater management plans. By simultaneously understanding vulnerability, creating an adaptation framework, and fostering the update of the General Plan and LCP, this project would allow consistency within and across plans, something the City has been attempting to achieve for the last decade. The benefits of this consistency would be experienced immediately, as decisions such as the City's current desire to transition the parcel of land currently occupied by the wastewater treatment facility from Light Industrial to Visitor Serving Commercial would be expeditiously processed. Updates will streamline processing of Coastal Development Permits and create a transparent framework. The City's current framework is dated; the City seeks to create a new strategic planning framework that accounts for current resources and prepares for future impacts of climate change.

### **iii. Addressing the Effects of Climate Change**

The city is a primary point of regional coastal access and is home to extended stretches of shoreline, a commercial fishing industry, an active harbor, recreational and tourist-serving coastal amenities, environmentally sensitive habitat areas, and Morro Bay State Park. The city contains sensitive infrastructure, including the harbor, the Dynegy-operated power plant (which is now officially slated to be closed as of November 2013), and the Morro Bay-Cayucos Wastewater Treatment Plant (which is currently in the process of relocation). The city is adjacent to the Morro Estuary Natural Preserve and the Morro Bay National Marine Recreational Management Area as well as to agricultural land to the north and east. Although the city is small, the significant influx of visitors and recreational users, combined with the sensitive nature of its surroundings, make the city vulnerable to incremental impacts that could result from potentially inconsistent and outdated planning documents.

The City is committed to addressing the effects of climate change, as well as reducing its contribution to it. This project would allow the City to integrate the Sea-Level Rise Vulnerability Assessment funded by the Ocean Protection Council, as identified in Section 3 (Budget). Policy recommendations from the study will be incorporated into the General Plan and LCP update and

will equip the City to prepare for future sea level rise. The City will be able to leverage the Sea-Level Rise Vulnerability Assessment by using it as a framework to complete a Coastal Zone climate change vulnerability assessment that will consider climate change exposures such as wildfire, extreme weather and heat wave increases, and extreme heat days.

The anticipated effects of sea level rise on the existing wastewater treatment plant, in particular, highlight the importance of this project. The City is currently evaluating relocation of the plant to avoid near- and long-term impacts of sea level rise that are projected to occur at the plant's current location. To ensure long-term protection of City assets, the City intends to rezone the parcel currently supporting the plant from Light Industrial to Visitor Serving Commercial.

Other rezones may be conducted to protect other sensitive sites identified through the mapping process. The City expects many sites to be vulnerable to the impacts of sea level rise and will seek to identify criteria for appropriate uses or, as appropriate, mitigation and retreat. Rezones will allow the City to expand coastal access while relocating sensitive resources. Future land uses will also be considered and evaluated in light of future sea level rise scenarios. Using the results of the Sea-Level Rise Vulnerability Assessment, the LCP will prioritize the protection of natural resources utilizing natural land forms in lieu of armoring man-made facilities. This will allow the City to implement hazard avoidance policies that would protect coastal resources and also minimize and reduce encroachment into coastal habitats.

The LCP/General Plan update is also an opportunity to integrate the City's forthcoming Climate Action Plan (CAP), a strategic document that identifies methods for the City to reduce greenhouse gas emissions from activity within the community. Strategies in the CAP will address land use, alternative transportation, energy efficiency, waste reduction, and water conservation. These strategies will be analyzed in the background report prepared in Task 4 and provide resources to develop new land use policies that minimize the city's contribution to climate change.

#### **iv. Likelihood of Success/Effectiveness**

The City is fully committed to a successful LCP update in full partnership with the Coastal Commission. The Coastal Commission will be engaged as a key collaborator empowered to work with the City for development of the LCP/General Plan. Additionally, the Coastal Commission will be given an early opportunity to review and collaborate with City staff on all parts of the LCP update before the final documents are brought forward for adoption.

City leadership has committed to a comprehensive update of the LCP to achieve real, lasting change for the City. The City Council adopted the LCP update as the third highest priority for the City in 2013 (see **Attachment C**). This public commitment of City leadership demonstrates the City's intent to complete the LCP effectively and successfully. The primary technical tasks for this project will be accomplished with funding from the Ocean Protection Council.

This grant request is necessary to update the LCP and enter into a new era of successful partnership with the Coastal Commission. Leveraging \$250,000 in awarded grant funding from the Ocean Protection Council, the City is equipped to conduct the necessary technical studies and fully understand the impacts of sea level rise on current and future scenarios. This outside

funding bolsters the City's capacity to successfully complete a new adaptive strategy for land use.

The project will also be characterized by public outreach and extensive coordination with the Coastal Commission, neighboring jurisdictions, and stakeholders such as the Morro Bay National Estuary Program (see letters of support in **Attachment D**). The City is committed to meaningful and collaborative partnerships to fully understand existing conditions so as to achieve a new vision for the city. The City benefits from much of the early work already initiated by key stakeholders, including the USEPA's CREAT pilot project for the Morro Bay National Estuary.

**v. Workload and Permit Streamlining**

The City cannot efficiently approve new Coastal Development Permits due to inconsistencies and old data contained in the General Plan, Zoning Ordinance, and LCP. Updating the LCP will achieve streamlined permit processing by providing a transparent framework and new regulations based on current trends and updated technical data that will ensure processing is consistent with the Coastal Act. The existing LCP is dated and does not provide clarity for many project applicants, which leads to uncertainty and often delays in the Coastal Development Permit review and approval process. This creates additional labor for both City staff and the Coastal Commission, requiring extensive revisions to applications submitted to the City. By updating LCP policies to reflect new guidance and land use issues, City staff and the Coastal Commission can reduce the staff time necessary to analyze projects and process permits. This approach allows the City and the Coastal Commission to partner together and work toward a fully vetted and unified vision for the city and the coastal resources of Morro Bay.

The project will allow for adoption of a new LCP/General Plan consistent with LCP priorities, equipping the City to approve development in strategic locations that mitigates impacts on coastal resources. The proposed planning documents will emphasize and encourage the provision of resources and infrastructure to ensure the most efficient land development patterns. Essential utilities and services, including transit facilities, as well as walking and biking, will be highly emphasized.

**vi. Project Integration/Leverage/Matching Funds**

The City will leverage a \$250,000 grant (plus the City's match to the grant) from the Ocean Protection Council for a Sea-Level Rise Vulnerability Assessment. In addition to providing funding for completion of the vulnerability assessment, the grant will allow the City to create a policy framework to address sea level rise. A focus of the project will be natural infrastructure and an educated approach to coastal wetlands, natural lands, and habitat management. The City is already committed to leverage approximately \$76,000 in funding and \$67,000 in in-kind services to support the Sea-Level Rise Vulnerability Assessment.

The City will also provide in-kind staff time and fund consultant resources for several key tasks and the production of outreach materials. The City Council and City leadership are fully committed to this project in order to provide long-term, lasting change for the city. The City is committed to fund the General Plan update separately with General Fund money concurrently with this project. Leveraged City funds will support the LCP only. A summary of the City's leveraged funding sources is provided in Section 3 (Budget).



- 2. A WORK PROGRAM AND SCHEDULE.** Provide a work program and schedule for implementation of the project, including anticipated benchmarks for LCP and/or LCP amendment development and review for the project, using the template provided below. Bear in mind that funds will not be available until early spring 2014 and some work tasks must be scheduled to begin on or before April 30, 2014. Grantees will have two years to complete tasks, and work must be completed on or before April 30, 2016.

### SCHEDULE

Proposed starting date: April 2014

Estimated completion: April 2016

**Note:** Cells shaded in grey note tasks funded by in-kind or leveraged funds. These leveraged tasks are included to demonstrate the City's plan to successfully complete the project.

### WORK PROGRAM

		Complete Date: April 2016
<b>Task 1. Project Management and Grant Administration</b>		
<i>Objective: Effective project management and grant reporting</i>		
1.1 Project management	Ongoing	
1.2 Project team meetings	Ongoing	
<b>Outcome/Deliverables</b>	<b>Projected date: April 2016</b>	
<ul style="list-style-type: none"><li>Quarterly and annual grant reports, consistent with Coastal Commission requirements</li></ul>	Quarterly	
<b>Task 2. Intergovernmental Coordination</b>		
<i>Objective: Coastal Commission collaboration and engagement of key stakeholders</i>		
2.1 Coastal Commission coordination	Ongoing	
2.2 Coordination with other agencies	Ongoing	
<b>Outcome/Deliverables</b>	<b>Projected date: April 2014–2016</b>	
<ul style="list-style-type: none"><li>Monthly reports and meetings</li><li>Early certification of LCP components throughout work process</li></ul>		
<b>Task 3: Outreach and Engagement</b>		
<i>Objective: Create community vision</i>		
3.1 Community Advisory Committee	June 2014–December 2015	
3.2 Community workshops	August 2014–December 2015	
<b>Outcome/Deliverables</b>	<b>Projected date: January 2016</b>	
<ul style="list-style-type: none"><li>Input and prioritization from community decision-makers</li><li>Consultation with and feedback from the public</li><li>Direction from Community Advisory Committee, other agencies, and</li></ul>		

<i>decision-making bodies</i>	
<b>Task 4: Opportunities and Constraints</b>	
<i>Objective: Complete technical analysis and integrate Sea-Level Rise Vulnerability Assessment</i>	
4.1 Technical background report Note: partially funded by leveraged resources	August 2014
4.2 Sea level rise analysis and adaptation study	July 2014
4.3 GIS database updates	August 2014
<b>Outcome/Deliverables</b>	<b>Projected date: August 2014</b>
<ul style="list-style-type: none"> <li>• <i>Sea-level rise analysis</i></li> <li>• <i>Background report</i></li> <li>• <i>Updated GIS layers</i></li> <li>• <i>Economic and market analysis</i></li> </ul>	
<b>Task 5: Evaluation</b>	
<i>Objective: Prepare strategy to develop the LCP/General Plan</i>	
5.1 Priorities and recommendations report	November 2014
5.2 Guiding principles and key policies report	February 2015
<b>Outcome/Deliverables</b>	<b>Projected date: January 2015</b>
<ul style="list-style-type: none"> <li>• <i>Review and feedback on key priorities</i></li> <li>• <i>Early identification of controversial issues</i></li> <li>• <i>Prioritization of opportunities for a natural infrastructure approach to the estuary and climate change adaptation</i></li> </ul>	
<b>Task 6: Land Use Planning Documents</b>	
<i>Objective: Prepare the LCP/General Plan</i>	
6.1 Land use alternatives	February 2015
6.2 Draft Land Use Plan of LCP/General Plan	June 2015
<b>Outcome/Deliverables</b>	<b>Projected date: June 2015</b>
<ul style="list-style-type: none"> <li>• <i>Early vetting of land use alternatives</i></li> <li>• <i>Collaborative development and early certification of LCP from Coastal Commission</i></li> <li>• <i>Preparation of General Plan that integrates the LCP, after development and vetting with Coastal Commission</i></li> </ul>	
<b>Task 7: Implementing Ordinances</b>	
<i>Objective: Prepare the Zoning Ordinance and monitoring plan</i>	
7.1 Draft CIP	November 2015
7.2 Draft Zoning Ordinance	November 2015
7.3 Permit Processing Guide	January 2016

<b>Outcome/Deliverables</b>	<b>Projected date: January 2016</b>
<ul style="list-style-type: none"> <li>• Collaborative development and early certification of CIP from Coastal Commission</li> <li>• Codes that address existing uses and anticipated future vulnerabilities</li> <li>• New tools to identify and mitigate future sea level rise impacts</li> <li>• Land use designations that buffer the city from sea level rise impacts and protect natural resources</li> </ul>	
<b>Task 8: Final Documents</b>	
<i>Objective: Public review and adoption of LCP/General Plan and Zoning Ordinance</i>	
8.1 Final LCP/General Plan	March 2016
8.2 Final CIP and Zoning Ordinance	March 2016
8.3 Implementation, Monitoring, and Reporting Plan	March 2016
<b>Outcome/Deliverables</b>	<b>Projected date: March 2016</b>
<ul style="list-style-type: none"> <li>• Adoption of documents after Coastal Commission certification of LCP components</li> <li>• Ongoing program to monitor the City's effectiveness in responding to sea level rise</li> </ul>	

Please list (1) all significant and pertinent project benchmarks related to the project for which funds are being requested, (2) expected dates for reaching or completing those steps. These will be used in monitoring grant progress and in grant reporting under approved contracts.

### **BENCHMARK SCHEDULE**

ACTIVITY	COMPLETION DATE
Task 1: Monthly reports	Monthly
Task 2: Kickoff meeting agenda and summary	May 2014
Task 2: Meeting summaries	February 2016
Task 3: Outreach approach (memo)	May 2014
Task 3: Workshop/event summaries	December 2015
Task 3: Report on community and stakeholder input	January 2016
Task 4: Technical background report	August 2015
Task 4: GIS database layers	August 2015
Task 5: Priorities and recommendations report	November 2014
Task 5: Guiding principles and key policies report	January 2015
Task 6: Admin draft land use alternatives	January 2015
Task 6: Public draft land use alternatives	February 2015

ACTIVITY	COMPLETION DATE
Task 6: Admin draft Land Use Plan of the LCP/General Plan	April 2015
Task 6: Public draft Land Use Plan of the LCP/General Plan	June 2015
Task 7: Admin draft CIP	September 2015
Task 7: Admin draft Zoning Ordinance	September 2015
Task 7: Public draft CIP	November 2015
Task 7: Public draft Zoning Ordinance	November 2015
Task 7: Permit Processing Guide	January 2016
Task 8: Draft final LCP/General Plan	January 2016
Task 8: Draft final CIP and Zoning Ordinance	January 2016
Task 8: Final CIP and Zoning Ordinance	February 2016
Task 8: Draft Implementation, Monitoring, and Reporting Plan	February 2016
Task 8: Final Implementation, Monitoring, and Reporting Plan	March 2016

3. **A BUDGET.** Please provide a proposed budget, including the Application Budget Information and a Budget Summary, using the provided Application Budget Form.

#### APPLICATION BUDGET INFORMATION

**Funding Request: \$230,408**

**Total Project Cost: \$674,730**

If multiple funding sources are being used, in the funding sources matrix below, list the major tasks of the proposed project and indicate the estimated cost of each, including source of funding for task. These tasks should correlate with your overall Work Program. An example follows the matrix.

#### PROJECT FUNDING SOURCES

Task Number	Task	Total Cost	Allocation of total cost among all funding sources			
			Applicant's Funding <sup>(1)</sup>	LCP Grant Funding	Other Funds <sup>(2)</sup>	Other Funds <sup>(3)</sup>
1	<i>Project Management and Grant Administration</i>	\$18,245		\$14,829	\$3,416	
2	<i>Intergovernmental Coordination</i>	\$43,324		\$31,228	\$12,096	
3	<i>Outreach and Engagement</i>	\$146,767	\$6,600	\$70,171	\$7,496	\$62,500
4	<i>Opportunities and Constraints</i>	\$275,106		\$24,990	\$3,856	\$246,260
5	<i>Evaluation</i>	\$97,448		\$11,190	\$1,858	\$84,400
6	<i>Land Use</i>	\$25,764		\$22,250	\$3,514	

City of Morro Bay – Local Coastal Program Update  
Grant Application

Task Number	Task	Total Cost	Allocation of total cost among all funding sources			
			Applicant's Funding <sup>(1)</sup>	LCP Grant Funding	Other Funds <sup>(2)</sup>	Other Funds <sup>(3)</sup>
	<i>Planning Documents</i>					
7	<i>Implementing Ordinances</i>	\$42,861		\$39,735	\$3,126	
8	<i>Final Documents</i>	\$25,215		\$16,015	\$9,200	
<b>TOTAL</b>		<b>\$674,730</b>	\$6,600	\$230,408	\$44,562	\$393,160

**OTHER FUNDING SOURCES (NOT INCLUDING IN-KIND SERVICES)**

\$ Amount	Source of funds	Status (Committed, Applied, etc.)
\$6,600	(1) Applicant's match for producing poster boards and collateral for outreach	Committed
\$44,562	(2) In-kind staff time	Committed
\$393,160	(3) Local Coastal Program Sea Level Rise Adaptation Grant (includes \$76,000 of City's funding and \$67,160 in staff time)	Awarded

**In-Kind Services: \$ 44,562**

In-kind services or contributions include staff time, volunteer time and materials contributed to the project. Please describe and estimate value, and differentiate between expected in-kind contributions and contributions (work or other types of contributions) already obtained/completed.

## BUDGET SUMMARY

### Grant Application Budget Form

Organization Name: City of Morro Bay

Project Title: LCP Update

Requested Amount: \$230,408

	Grant Request Budget	Total Project Budget
<b>Personnel</b>		
Salaries and Wages <sup>(1)</sup>	\$0	\$44,562 <sup>a, b</sup>
Benefits	\$0	\$0 <sup>b</sup>
<i>Total Personnel</i>	<i>\$0</i>	<i>\$126,125</i>
<b>Operating Expenses</b>		
Postage/Shipping	\$0	\$0
Supplies/Materials <sup>(2)</sup>	\$2,102 <sup>c</sup>	\$6,600 <sup>c</sup>
Travel <sup>(3)</sup>	\$9,891 <sup>d</sup>	\$0
Indirect Costs	\$0	\$0
Other:		
<i>Consultant costs:</i>	<i>\$218,415 <sup>e</sup></i>	
<i>Leveraged grant funds:</i>		<i>\$393,160 <sup>f</sup></i>
<i>Total Operating Expenses</i>	<i>\$230,408</i>	<i>\$399,760</i>
<b>Total Budget</b>	<b>\$230,408</b>	<b>\$444,322</b>

#### Budget Category Notes:

(1) Attach an explanation of rate(s) and hours for each position for which funds are being requested.

(2) Include a list of the major supplies and materials and how much they cost.

(3) Travel reimbursement rates are the same as similarly situated state employees.

#### Grant Request and Total Project Budget Notes:

a. See **Attachment E** for summary of rates and hours.

b. Fully encumbered rates are provided for in-kind staff hours. Benefits do not exceed 40% of wages. Grant request will not cover staff time or benefits.

c. A list of major supplies and materials is summarized in **Attachment F**.

d. Refer to **Attachment G** for summary of travel assumptions.

e. See **Attachment H** for summary of rates and hours.

f. Includes approximately \$76,000 in City funding and \$67,000 in in-kind services.

**ATTACHMENT A: RESOLUTION FROM THE APPLICANT’S GOVERNING BODY**

*Note: The City will submit the adopted resolution by 5 p.m. December 19, 2013.*

## **RESOLUTION NO: XX-13**

### **RESOLUTION OF THE CITY COUNCIL BY THE CITY OF MORRO BAY, CALIFORNIA APPROVING THE APPLICATION FOR GRANT FUNDS FOR THE CALIFORNIA COASTAL COMMISSION LCP PLANNING GRANT APPLICATION**

THE CITY COUNCIL  
City of Morro Bay, California

**WHEREAS**, the Budget Act of 2013 provides an appropriation of \$1 million for Coastal Commission grants in FY 13-14 to local governments to support Local Coastal Program (LCP) planning, and

**WHEREAS**, the California Coastal Commission, under the authority of the California Coastal Act, may provide financial assistance to support coastal planning and has approved a competitive grant program to provide such financial assistance for LCP planning; and

**WHEREAS**, the goal of the grant program is to develop new or updated LCPs in conformance with the California Coastal Act and to reflect current circumstances and new scientific information, including new understandings and concern for the effects of climate change, and

**WHEREAS**, grant proposals submitted under this grant program must complete land use plan and/or zoning work to either achieve submittal for certification of a Local Coastal Program (LCP) or an Area of Deferred Certification (ADC) or of an LCP Amendment to significantly update a certified LCP or LCP segments, including with special emphasis on effects of climate change and sea-level rise;

**WHEREAS**, the City of Morro Bay<sub>1</sub> has an effectively certified LCP; and

**WHEREAS**, the City of Morro Bay<sub>2</sub> desires to pursue a project that would result in the completion and submittal for certification by the California Coastal Commission of an Amendment to update the LCP in whole,

**WHEREAS**, the City of Morro Bay commits to and agrees to fully support a planning effort intended to update a certified LCP pursuant to the provisions of the California Coastal Act, with full public participation and coordination with the Coastal Commission staff.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Morro Bay<sub>1</sub> hereby:

1. Directs City of Morro Bay staff to submit the grant application package attached hereto as Attachment 1 to the California Coastal Commission to provide financial and planning assistance, under authority of the California Coastal Act, in the amount of \$230,408 to fund the project more particularly described in the grant application package.
2. Authorizes the City Manager of the City of Morro Bay, to execute, in the name of the City of Morro Bay, all necessary applications, contracts and agreements and amendments



Resolution No. XX-13

thereto to implement and carry out the grant application package attached hereto and any project approved through approval of the grant application.

PASSED AND ADOPTED by the Morro Bay City Council at a regular meeting thereof held on this 10th day of December, 2013 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

JAMIE L. IRONS, Mayor

ATTEST

---

JAMIE BOUCHER, City Clerk

July 9, 2013

## ATTACHMENT B: MAP OF THE CITY OF MORRO BAY

Exhibit A



## ATTACHMENT C: MORRO BAY 2013 CITY COUNCIL GOAL #3

### City of Morro Bay 2013 Goal Setting Workshop Major City Goal – Outline Goal 3

1. **Objective - Update Plans for Current and Future Land Use Needs**
2. **Brief Discussion** - Develop a strategy and the resources to complete an update of the General Plan and Local Coastal Plan (GP/LCP).
  - a. **Key factors driving the need:** The General Plan was adopted in 1988 and has had a number of minor revisions in the subsequent years. The Local Coastal Plan was approved in 1983 and was last amended in 1994 to include a revised Water Management Plan.
  - b. **What's been accomplished:** Over the past 4 years, a sub-committee has worked on updating several of the elements in the General Plan, this task has proved to be a significant drain on existing staff time and resources. Due to the complexity of the topic, there are several of the elements that will not be able to be done in-house such as the circulation element. Last year, staff applied for a grant for funds to have a consultant perform the update, unfortunately, the City was not successful in receiving a grant award. A grant submission is currently being prepared for this year's round of funding. Additionally, staff will continue to work in house to process amendments and revisions to the GP/LCP as resources are available\ and is in the process of seeking outside clerical help to facilitate this process.
  - c. **Challenges/obstacles:** Funding, staff resources
  - d. **Stakeholders:** Morro Bay residents and visitors, City staff, business owners
  - e. **Key assumptions:** While the project can be done in a piecemeal fashion, it is unlikely this approach will be successful and timely in terms of the entire document.
  - f. **Opportunities:** Community support.

3. **Action plan**

Key tasks	Schedule	Measurable milestones	Status
a. Complete the application for grant funding		Completed grant document	
b. Discuss adding 20 hours of staffing to begin the update in-house (long range planning) or contract for project	July 2013		
c. Search for alternative grants	Ongoing		
d. Establish quarterly meeting with the California Coastal Commission to discuss current projects including the GP/LCP update, strategies and review options	April, July, Oct, Jan.	Confirmed meetings	
e. Updating Circulation Element to include Complete Streets Initiative			
f. Develop work plan for the update of the General Plan and the LCP			

4. **Responsible department** – Administration, Public Services
5. **Estimated financial and staff resources** – Staff is seeking a grant for the entire project which is estimated at approximately \$900,000. Alternative approach would be to augment staffing levels at the Public Services Department to begin work in-house with a long range planner.
6. **Desired outcome and community benefit** - an updated and usable document that will help guide the future of the Morro Bay Community.

3

Source: City of Morro Bay 2013. Goal Setting Workshop. [http://www.morro-bay.ca.us/documents/17/Goals%202013%20Outlines%20Council%20Adopted%20042313\\_201305081526369532.pdf](http://www.morro-bay.ca.us/documents/17/Goals%202013%20Outlines%20Council%20Adopted%20042313_201305081526369532.pdf).

**ATTACHMENT D: LETTERS OF SUPPORT**



STATE CAPITOL  
P.O. BOX 942849  
SACRAMENTO, CA 94249-0035  
(916) 319-2035  
FAX (916) 319-2135

DISTRICT OFFICE  
1150 OSOS STREET SUITE 207  
SAN LUIS OBISPO, CA 93401  
(805) 549-3381  
FAX (805) 549-3400

# Assembly California Legislature



**KATCHO ACHADJIAN**  
ASSEMBLYMEMBER, THIRTY-FIFTH DISTRICT

**COMMITTEES**  
CHAIR: LOCAL GOVERNMENT  
VICE CHAIR: ACCOUNTABILITY  
AND ADMINISTRATIVE REVIEW  
BANKING AND FINANCE  
TRANSPORTATION

**JOINT COMMITTEES**  
LEGISLATIVE AUDIT

November 15, 2013

California Coastal Commission  
45 Fremont, Suite 2000  
San Francisco, CA 94105-2219

**RE: LETTER OF SUPPORT FOR THE CITY OF MORRO BAY LOCAL COASTAL  
PROGRAM PLANNING GRANT APPLICATION**

Dear Honored Members of the California Coastal Commission:

As the State Assemblyman for the 35<sup>th</sup> District I am pleased to support the City of Morro Bay's application for the Local Coastal Program Planning Grant which supports local coastal planning efforts to update existing certified Local Coastal Programs (LCPs). I understand the City is requesting funding to update the LCP to reflect new information and changed conditions, especially in light of sea-level rise and other climate change impacts, in a manner fully consistent with the policies of the California Coastal Act.

I am encouraged that the City is seeking this funding to update the LCP which will effectively maximize public benefit of the coast, coastal dependent development, and recreation. The likelihood of success and effectiveness is great as staff will identify opportunities for support from partners and related efforts early in the planning process to work toward timely development, review, and, ultimately, implementation of the updated LCP.

Small coastal cities such as Morro Bay are vulnerable to many impacts associated with climate change, but have limited funding to support adaptation projects intended to protect the community and natural resources. This problem, coupled with the issues the City is facing due to an outdated and inconsistent LCP, indicate that Morro Bay is in great need of additional funding to support these planned adaptation efforts.

I know the City of Morro Bay is well-prepared to build upon recent and evolving efforts to address climate change impacts and I am in support of this important work in my region.

Thank you for this opportunity to express my support for the City of Morro Bay's grant application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Katcho Achadjian".

Khatchik H. "Katcho" Achadjian  
35<sup>th</sup> Assembly District



November 20, 2013

California Coastal Commission  
45 Fremont, Suite 2000  
San Francisco, CA 94105-2219

*RE: LETTER OF SUPPORT FOR THE CITY OF MORRO BAY LOCAL COASTAL PROGRAM  
PLANNING GRANT APPLICATION*

Dear Honored Members of the California Coastal Commission:

I am writing you to express the National Estuary Program's support for the City of Morro Bay's application for a Local Coastal Planning Grant.

The Morro Bay National Estuary Program is one of 28 National Estuary Programs around the country working to safeguard and improve the health of some of our nation's most important coastal waters. Our program makes progress by fostering collaboration at a watershed-level, bringing local government, citizens, landowners, non-profits, and other government entities together to protect and restore Morro Bay.

The Morro Bay National Estuary Program was designated a state estuary in 1994 and an "estuary of national significance" by the Environmental Protection Agency in 1995 as a result of a tireless community-based effort to protect this precious resource. Protection of the bay and planning for protection of our coastal resources is vitally important to us. Every Estuary Program has a management plan that dictates the direction of its work. Our plan specifically calls for the encouragement of local entities to develop and implement Climate Action Plans, as well as educating citizens about solutions and alternatives to address climate change impacts.

We understand the City intends to apply for funding to update their certified Local Coastal Plan (LCP) which has not been updated since 1982. It is important that the City have adequate resources to assist it in planning for public access, coastal development, and coastal resource protection in the face of climate change.

The City's objectives for its LCP update are consistent with the goals of our program and our management plan, and we support the City's commitment to protect our bay and coastal resources.

Sincerely,

A handwritten signature in cursive script, reading "Adrienne Harris".

Adrienne Harris  
Executive Director

November 20, 2013

California Coastal Commission  
45 Fremont, Suite 2000  
San Francisco, CA 94105-2219

**RE: LETTER OF SUPPORT FOR THE CITY OF MORRO BAY LOCAL COASTAL PROGRAM  
PLANNING GRANT APPLICATION**

Dear Honored Members of the California Coastal Commission:

SLOCOG, the Metropolitan Planning Organization (MPO) and Regional Transportation Planning Agency (RTPA) for the San Luis Obispo county region, is pleased to support the City of Morro Bay's application for the Local Coastal Program Planning Grant which supports local coastal planning efforts to update existing certified Local Coastal Programs (LCPs).

We understand the City is requesting funding to update the LCP to reflect new information and changed conditions, especially in light of sea-level rise and other climate change impacts, in a manner fully consistent with the policies of the California Coastal Act. SLOCOG supports the City seeking this funding to update the LCP which will effectively maximize public benefit of the coast, coastal dependent development, and recreation. The likelihood of success and effectiveness is great as staff will identify opportunities for support from partners and related efforts early in the planning process to work toward timely development, review, and, ultimately, implementation of the updated LCP.

Small coastal cities such as Morro Bay are vulnerable to many impacts associated with climate change, but have limited funding to support adaptation projects intended to protect the community and natural resources. This problem, coupled with the issues the City is facing due to an outdated and inconsistent LCP, indicate that Morro Bay is in great need of additional funding to support these planned adaptation efforts.

The City of Morro Bay is prepared to build upon recent and evolving efforts to address climate change impacts and SLOCOG supports this important work in coastal San Luis Obispo region communities.

Thank you for the opportunity to express support for the City of Morro Bay's grant application.

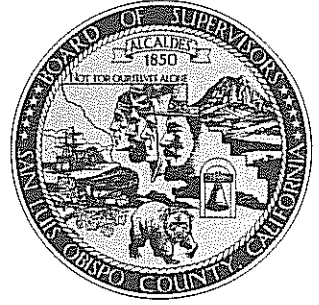
Sincerely,



Ron Decarli, Executive Director

# BOARD OF SUPERVISORS

1055 MONTEREY, ROOM D430 • SAN LUIS OBISPO, CALIFORNIA 93408-1003 • 805.781.5450



**BRUCE GIBSON**  
SUPERVISOR DISTRICT TWO

November 18, 2013

California Coastal Commission  
45 Fremont, Suite 2000  
San Francisco, CA 94105-2219

**RE: LETTER OF SUPPORT FOR THE CITY OF MORRO BAY LOCAL COASTAL  
PROGRAM PLANNING GRANT APPLICATION**

Dear Members of the California Coastal Commission:

I am pleased to support the City of Morro Bay's application for the Local Coastal Program Planning Grant, which supports local coastal planning efforts to update existing certified Local Coastal Programs (LCPs). I understand the City is requesting funding to update their LCP to reflect new information and changed conditions, especially in light of sea-level rise and other climate change impacts, in a manner fully consistent with the policies of the California Coastal Act.

I am encouraged that the City is seeking this funding, as this update of their LCP will effectively maximize public benefit of the coast, coastal dependent development, and recreation. The likelihood of success and effectiveness is great, as staff will identify opportunities for support from partners early in the planning process and work toward timely development, review, and, implementation of the updated LCP.

Small coastal cities such as Morro Bay are vulnerable to many impacts associated with climate change, but have limited funding to support adaptation projects intended to protect the community and natural resources. This problem, coupled with the issues the City is facing due to an outdated and inconsistent LCP, indicate that Morro Bay is in great need of additional funding to support these planned adaptation efforts.

I know the City of Morro Bay is well-prepared to build upon recent and evolving efforts to address climate change impacts and I am in support of this important work in my region.

Thank you for this opportunity to express my support for the City of Morro Bay's grant application.

Sincerely,

**BRUCE GIBSON**  
Supervisor, District Two  
San Luis Obispo County



# Morro Bay Community Quota Fund

955 Shasta Ave • Morro Bay, CA 93442 • Phone: (805) 225-2617

E-Mail: [admin@morrobaycommunityquotafund.org](mailto:admin@morrobaycommunityquotafund.org) Web: [www.morrobaycommunityquotafund.org](http://www.morrobaycommunityquotafund.org)

November 19, 2013

California Coastal Commission

45 Fremont, Suite 2000

San Francisco, CA 94105-2219

## **RE: LETTER OF SUPPORT FOR THE CITY OF MORRO BAY LOCAL COASTAL PROGRAM PLANNING GRANT APPLICATION**

Dear Honored Members of the California Coastal Commission:

The Morro Bay Community Quota Fund is pleased to support the City of Morro Bay's application for the Local Coastal Program Planning Grant to update existing certified Local Coastal Programs (LCPs). I understand the City is requesting funding to update the LCP to reflect new information and changed conditions, especially in light of sea-level rise and other climate change impacts, in a manner fully consistent with the policies of the California Coastal Act.

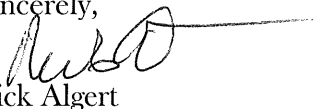
I am encouraged that the City is seeking this funding to update the LCP which will effectively maximize public benefit of the coast, coastal dependent development, and recreation. The likelihood of success and effectiveness is great as staff will identify opportunities for support from partners and related efforts early in the planning process to work toward timely development, review, and, ultimately, implementation of the updated LCP.

Small coastal cities such as Morro Bay are vulnerable to many impacts associated with climate change, but have limited funding to support adaptation projects intended to protect the community and natural resources. This problem, coupled with the issues the City is facing due to an outdated and inconsistent LCP, indicate that Morro Bay is in great need of additional funding to support these planned adaptation efforts.

I know the City of Morro Bay is well-prepared to build upon recent and evolving efforts to address climate change impacts and I am in support of this important work in my region.

Thank you for this opportunity to express my support for the City of Morro Bay's grant application.

Sincerely,



Rick Algert

Director of the Morro Bay Community Quota Fund

LOIS CAPPS  
24TH DISTRICT, CALIFORNIA

2231 RAYBURN HOUSE OFFICE BUILDING  
WASHINGTON, DC 20515-0524  
(202) 225-3601  
www.capps.house.gov

COMMITTEE ON  
ENERGY AND COMMERCE



## Congress of the United States

House of Representatives November 20, 2013

DISTRICT OFFICES:

☐ 1411 MARSH STREET, SUITE 205  
SAN LUIS OBISPO, CA 93401  
(805) 546-8348

☐ 301 EAST CARRILLO STREET, SUITE A  
SANTA BARBARA, CA 93101  
(805) 730-1710

☐ 1101 SOUTH BROADWAY, SUITE A  
SANTA MARIA, CA 93454  
(805) 349-3832

California Coastal Commission  
45 Fremont, Suite 2000  
San Francisco, CA 94105-2219

**RE: LETTER OF SUPPORT FOR THE CITY OF MORRO BAY LOCAL COASTAL  
PROGRAM PLANNING GRANT APPLICATION**

Dear Honored Members of the California Coastal Commission:

I am pleased to support the City of Morro Bay's application for the Local Coastal Program Planning Grant which supports local coastal planning efforts to update existing certified Local Coastal Programs (LCPs). I understand the City is requesting funding to update the LCP to reflect new information and changed conditions, especially in light of sea-level rise and other climate change impacts, in a manner fully consistent with the policies of the California Coastal Act.

I am encouraged that the City is seeking this funding to update the LCP which will effectively maximize public benefit of the coast, coastal dependent development, and recreation. The likelihood of success and effectiveness is great as staff will identify opportunities for support from partners and related efforts early in the planning process to work toward timely development, review, and, ultimately, implementation of the updated LCP.

Small coastal cities such as Morro Bay are vulnerable to many impacts associated with climate change, but have limited funding to support adaptation projects intended to protect the community and natural resources. This problem, coupled with the issues the City is facing due to an outdated and inconsistent LCP, indicate that Morro Bay is in great need of additional funding to support these planned adaptation efforts.

I know the City of Morro Bay is well-prepared to build upon recent and evolving efforts to address climate change impacts and I am in support of this important work in my Congressional District.

Thank you very much for your consideration of this important matter. It is without hesitation that I recommend fair consideration of this grant application consistent with all relevant rules and procedures.

Sincerely,

LOIS CAPPS  
Member of Congress



Air Pollution Control District  
San Luis Obispo County

November 18, 2013

California Coastal Commission  
45 Fremont, Suite 2000  
San Francisco, CA 94105-2219

**RE: LETTER OF SUPPORT FOR THE CITY OF MORRO BAY LOCAL COASTAL PROGRAM  
PLANNING GRANT APPLICATION**

Dear Honored Members of the California Coastal Commission:

The San Luis Obispo County Air Pollution Control District (APCD) is pleased to support the City of Morro Bay's application for the Local Coastal Program Planning Grant that supports local coastal planning efforts to update existing certified Local Coastal Programs (LCPs). I understand the City is requesting funding to update the LCP to reflect new information and changed conditions, especially in light of sea-level rise and other climate change impacts, in a manner fully consistent with the policies of the California Coastal Act.

I am encouraged that the City is seeking this funding to update the LCP which will effectively maximize public benefit of the coast, coastal dependent development, and recreation. The likelihood of success and effectiveness is great, as staff will identify opportunities to engage partners early in the planning process to work toward timely development, review and implementation of the updated LCP.

Small coastal cities, such as Morro Bay, are vulnerable to many impacts associated with climate change, but have limited funding to support adaptation projects intended to protect the community and natural resources. This problem, coupled with the issues the City is facing due to an outdated and inconsistent LCP, indicate that Morro Bay is in great need of additional funding to support these planned adaptation efforts.

The APCD supports the City's commitment to developing a vision for the community and coastal resources of Morro Bay. We are in full support of this important work in our region and look forward to seeing this work accomplished.

Thank you for this opportunity to express my support for the City of Morro Bay's grant application.

Sincerely,

A handwritten signature in green ink, appearing to read "Aeron Arlin Genet", is written over a faint, larger green signature.

Aeron Arlin Genet  
Manager, Planning and Outreach Division

**ATTACHMENT E: SUMMARY OF IN-KIND LABOR RATES AND HOURS FOR CITY  
STAFF TIME**

<b>Staff Rate Assumptions</b>	<b>Hourly Rates</b>	<b>Total Project Hours</b>	<b>Total Staff Labor Cost</b>
Public Services Director	\$119.00	82	\$9,758
Planning Manager	\$77.00	331	\$25,487
Capital Projects Manager	\$68.00	16	\$1,088
Associate Civil Engineer	\$63.00	12	\$756
Associate Planner	\$53.00	141	\$7,473
<b>Total</b>		<b>582</b>	<b>\$44,562</b>

## ATTACHMENT F: LIST OF MAJOR SUPPLIES AND MATERIALS

Supply/Material	Cost	Assumptions
Workshop and event boards	\$6,660	<p>Anticipated cost of \$6,000 for printing poster boards. Cost assumes at an average of \$200 per board, with 10 boards produced for each event. Boards will be developed for information generated during three work phases and will be reused throughout the project in Tasks 4–5, Task 6, and Task 7.</p> <p>Additional costs of \$600 estimated to produce collateral and supportive materials that will support 4 workshops, including nametags, fact sheets, and flyers. Based on an average cost of approximately \$150 for all collateral per workshop.</p>
Biweekly conference call charges and support	\$744	Assumes biweekly conference calls for 24 months, internal consultant conference calls, plus additional coordination calls with Coastal Commission and stakeholders for a total of approximately 50 conference calls.
Quarterly GoTo webinars with Coastal Commission	\$358	Approximate cost of 4 GoTo Meeting webinars that the City and consultant team will facilitate with the Coastal Commission.
Material reproduction	\$1,000	Reproduction costs assume \$125 in production charges for each of the 8 public or final draft documents.

**ATTACHMENT G: TRAVEL ASSUMPTIONS**

<b>Cost</b>	<b>Rate Assumption</b>	<b>Total Cost</b>	<b>Assumptions</b>
Mileage costs for consultant travel	\$0.565/ mile for 11,400 miles total	\$6,441	Assumes average mileage of approximately 814 miles round trip for consultant travel for 14 events that will require consultant travel (4 public workshops and 10 Community Advisory Committee meetings).
Hotel costs for consultant	\$150/night for 23 hotel nights	\$3,450	Assumes approximately 23 nights of hotel reservations for consultant team to support the 4 workshops and 10 Community Advisory Committee meetings.

## ATTACHMENT H: SUMMARY OF CONSULTANT LABOR RATES AND HOURS

### RATES AND HOURS FOR PROJECT CONSULTANT

<b>Staff Rate Assumptions</b>	<b>Hourly Rates</b>	<b>Total Project Hours</b>	<b>Total Labor Cost</b>
Project Director/Principal/Principal Engineer/Principal Biologist	\$175	112	\$19,600
Project Manager/Outreach Manager/Engineer	\$140	544	\$76,160
Senior Planner/Analyst/Engineer/Biologist	\$125	361	\$45,125
Associate Planner/Engineer/Biologist	\$95	319	\$30,305
Assistant Planner/Biologist/GIS Analyst/Technical Editor	\$85	382	\$32,470
Administrative Assistant/Technician	\$65	227	\$14,755
<b>Total</b>		<b>1,945</b>	<b>\$218,415</b>